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CITY OF HEALDSBURG HOUSING ELEMENT POLICY PLAN

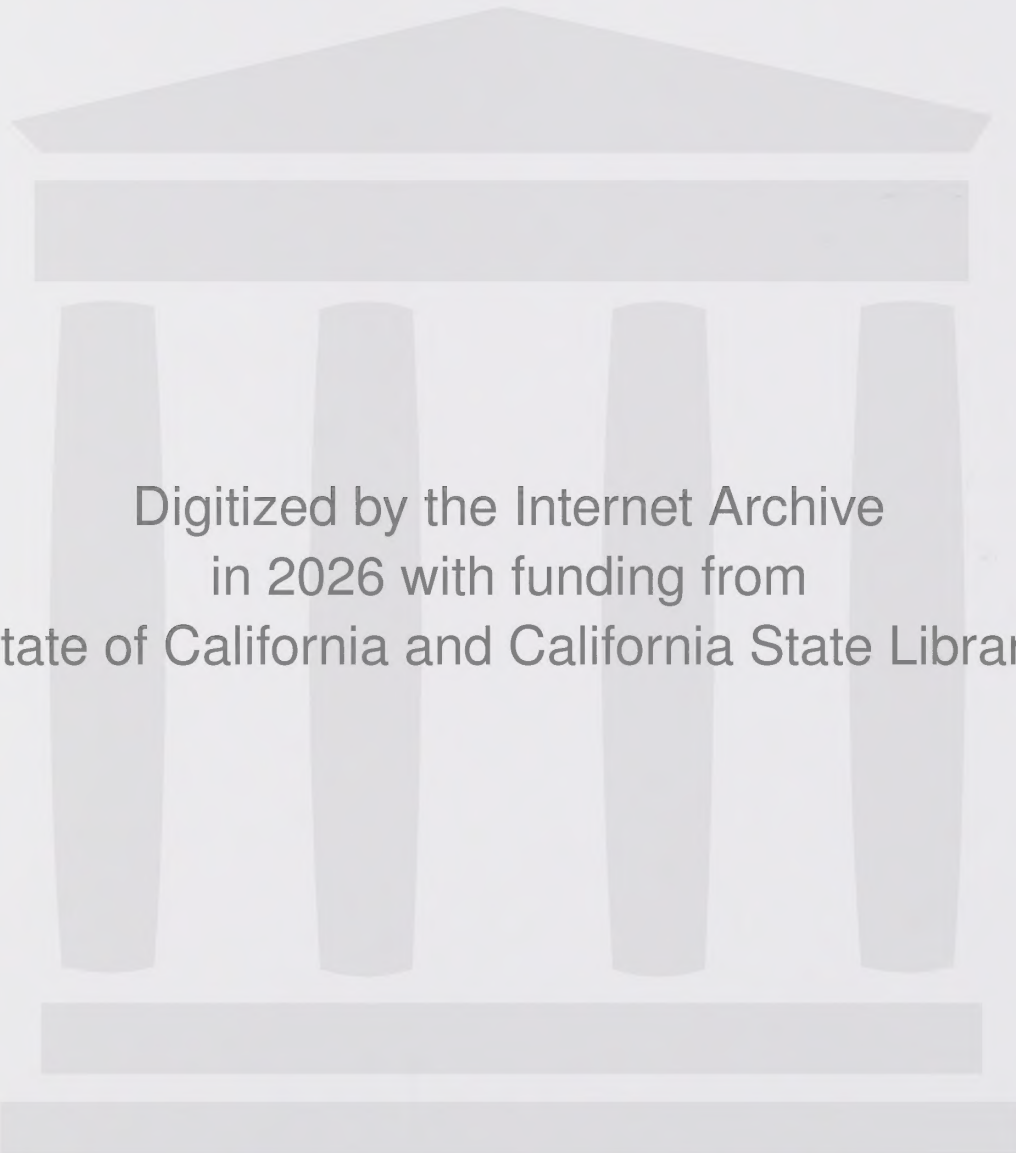


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CITY OF HEALDSBURG HOUSING ELEMENT UPDATE POLICY DOCUMENT

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I. INTRODUCTION

This Housing Element Policy Document describes the City of Healdsburg's goals, objectives, policies, and programs regarding the provision of safe, adequate housing for the City's residents. In addition to identifying the City's housing goals, this Policy Document for the Housing Element Update identifies the City's quantified objectives for housing production, rehabilitation, and conservation; and the policies and programs the City will implement in order to achieve those objectives.

As required by State law, an extensive and separate Background Report has been prepared to provide the background information and analysis to support the goals, objectives, policies, and programs in this Housing Element Policy Document. This Background Report also provides information regarding the state's requirements for local Housing Elements, as well as an extensive assessment of current local housing conditions and needs in response to those requirements. Additionally, the Background Report provides a housing site and resources inventory, an analysis of the constraints to the construction of housing, and a review of the City's previous Housing Element.

The City has defined Housing Element goals for each of the following broad categories:

- A. Housing Production;
- B. Housing Diversity;
- C. Equal Housing Opportunities;
- D. Housing Conservation;
- E. Housing/Jobs Balance; and
- F. Energy Conservation.

The goals and policies are general statements of the direction Healdsburg will pursue for increasing, maintaining, and diversifying its housing supply.

The first set of housing policies addresses the City's objectives for the production of *new* housing units during this Housing Element planning period, from January 1999 through June 2006.

The second set of housing policies addresses the City's objectives for encouraging or providing a wide range of housing types to serve all economic segments of the community as well as for special needs. These policies promote the City's vision of providing and integrating opportunities for a variety of housing types, densities, and affordability levels within the community.

The third set of housing policies addresses the City's objectives for the conservation of existing housing and its maintenance in good condition for health and safety of the City's residents.

The fourth set of housing policies addresses the need to maintain a healthy balance of jobs and housing in the community as needed for adequate funding for City services, and to minimize the need to commute between housing and jobs outside the community, as well as associated negative environmental and social impacts.

The fifth and final set of housing policies addresses the City's objectives for encouraging energy conservation in both existing and new housing, and in the design of new development.

Each set of policies are followed a related set of implementation programs. Each of these implementation programs include a statement of the specific actions which will be taken to implement the program, followed by a indication of the policy or policies for which this program is intended to implement within the first set of parenthesis. The second set of parenthesis indicates the City department or other agency responsible for implementation. The third set of parenthesis is the schedule for completion.

II. HOUSING GOALS, POLICIES AND PROGRAMS

A. Housing Production

GOAL A: To promote housing which is adequately serviced, in an amount sufficient to accommodate anticipated growth and facilitate mobility within both the ownership and rental markets.

Policies:

- A.1. Maintain an adequate supply of land to accommodate Healdsburg's share of the regional housing needs through the remainder of the Housing Element planning period ending in June 2006, including land needed to accommodate Healdsburg's share of the need for housing affordable to very low-, low-, and moderate-income households; and to facilitate residential vacancy rates which allow turnover with relative ease.
- A.2. Facilitate and encourage the construction of affordable housing for persons working or living in Healdsburg, and to meet the City's share of the regional affordable housing needs for affordable housing as determined by the Association of Bay Area Governments (ABAG).
- A.3. Reduce the cost of developing affordable housing, by mitigating or removing governmental constraints consistent with the other goals and policies of this General Plan and the need to protect the public health, safety and welfare.
- A.4. Encourage infill housing in a manner that is harmonious with the character of Healdsburg's existing residential neighborhoods.
- A.5. Support mixed use commercial developments that include affordable housing.
- A.6. Encourage greater public involvement and public and private sector partnerships to increase and preserve the stock of affordable housing in Healdsburg.
- A.7. Increase the funds available for the preservation and development of special needs and affordable housing.
- A.8. Utilize available City and Redevelopment Agency resources to leverage funds to address priority needs for housing.
- A.9. Support the highest appropriate density to encourage greater housing production at reduced cost for land designated for residential development within the City's Urban

Growth Boundary.

- A.10 Discourage proposals for residential downzoning or reclassification of residentially-designated property to other uses which would have adverse impacts on the achievement of the City's quantified housing objectives.
- A.11 Continue to assess development fees, establish lighting and landscaping districts and assessment districts, and enter into development agreements to provide for adequate infrastructure where necessary to facilitate affordable housing projects.

Implementation Programs:

- A.1 **Maintain Adequate Residential Land Supply.** Continue to monitor the supply of residential land to ensure that sufficient developable land is planned and zoned for single family and multifamily residential development to achieve the objective of appropriate densities and integrated neighborhood design and to meet the overall projected housing needs for the planning period extending through June 2006. (A.1) [Planning Director prepares land availability analysis as part of the annual housing status report] (annual report in July)
- A.2 **Increase Housing Density.** Amend the General Plan and Zoning Ordinance to increase housing densities in order to facilitate production of housing affordable to very low-, low- and moderate-income households. In the *High Density Residential* and *Professional Offices-High Density Residential* General Plan land use designations, increase the maximum allowable density from 12 units/acre to 16 units/acre for market rate housing. Amend the Zoning Ordinance for the RM (multifamily) and ORM (office/multifamily) zones, accordingly. For affordable housing, allow up to 20 units/acre with density bonus, if consistent with affordability criteria, which shall require at least 20% of the number of dwelling units to be restricted to very low- and low-income households **or** at least 50% reserved for seniors or at least 10% in the very low-income category. If a project meets **any** of the above criteria or any other state density bonus provision, a density bonus of at least 15% can additionally apply to provision of moderate-income dwelling units. In the *Medium High Density Residential* General Plan land use designation, increase allowable density range from 8 units/acre to 10 units/acre for future small lot subdivisions or rental projects. (A.2, A.3) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)
- A.3 **Increase Amount of Residential Land.** To increase the amount of land which could be potentially developed for multifamily and/or affordable housing, the following actions shall be taken:
 - a) redesignate the General Plan land use of an approximately 4.7 acre rear portion of a property on Healdsburg Avenue (APN 3-030-06) from *Service Commercial* to *High Density Residential*, and rezone to RM (Multifamily Residential);

- b) redesignate the General Plan land use of 2.78 acre property located at 100 Chiquita Road (APN 89-07-21) from *Light Industrial* to *High Density Residential*, and rezone to RM (Multifamily Residential);
- c) amend the General Plan and Zoning Ordinance to allow multifamily housing (live/work, workforce housing and single room occupancies) on industrially zoned properties if building(s) are designed for this purpose with approval of a major use permit; and
- d) apply to the Sonoma County Local Agency Formation Commission (LAFCO) to annex lands approved by the City Council within the Grove Street unincorporated neighborhood by September, 2002. (A.1, E.2) [Planning Director prepares LAFCO application, revision to Zoning Map and General Plan Diagram] (Start August 2002 and complete by Dec. 2002)

- A.4 **Revise the City's Density Bonus Program.** Amend the General Plan and Zoning Ordinance to a) eliminate the AH-1 overlay zone, and redefine it as a density bonus that would apply as a matter of right to all zones that allow multifamily residential use at a density up to 20 units per acre; b) eliminate the AH-2 zone and redefine it so that it allows for a small lot subdivision or rental project density bonus as a matter of right in return for smaller house designs and price restriction to low and moderate income households (design review would still be required), and c) retain the State density bonus program as is, but simplify the City's density bonus program by eliminating and/or consolidating certain bonuses which have never been used and whose qualifying criteria is unclear and not based upon affordability criteria (i.e., density bonus for public facilities, superior design, etc.). After State density bonus requirements are met by a project, an additional bonus for moderate-income dwelling units can be granted for the same project. (A.2, A.3) (Planning Director prepares revision to Zoning Ordinance] (Start Fall 2002 and complete by Dec. 2002)
- A.5 **Streamline Subdivision Ordinance Approval Process.** To reduce processing time and costs, make the Planning Commission the final authority for subdivisions of four or fewer parcels. (A.3) [Planning Director prepares revision to Subdivision Ordinance] (Commence June 2003 and complete Dec. 2003)
- A.6 **Reduce Subdivision On-Site Improvements Requirements.** Amend the General Plan to adopt new City-wide street standards that feature reduced street widths for residential streets. (A.3) [Planning Director prepares revision to Subdivision Ordinance] (Commence June 2003 and complete Dec. 2003)
- A.7 **Review Development Impact Fees.** Review the City's current development impact fee program to confirm the appropriate level of impact fees to charge for multifamily residential units, second units and special needs housing based on the demand they create for public facilities and infrastructure. Where justified, the City should reduce fees for multifamily units to encourage their construction. (A-2, A-3) [Public Works and

Finance Director prepares residential development fee report; recommends changes to fees if justified.] (Dec. 2004)

- A.8 **Encourage Mixed Use.** Amend the Zoning Ordinance to provide incentives for mixed use on commercial properties such as eliminating covered parking requirements, reducing the number of parking spaces required, or reducing development standards. (A-5) [Planning Director prepares revision to Zoning Ordinance] (Start Fall 2002 and complete by Dec. 2002)
- A.9 **Maintain and Update Land Inventory.** Continue to periodically inventory and evaluate vacant and underutilized non-residential sites which could be reclassified to residential use without jeopardizing the City's economic base and provision of public services. (A.1) [Planning Director prepares land availability analysis as a part of the annual housing status report] (annual report in July)
- A.10 **Develop a Land Bank.** Identify sites, and utilize available City and Community Redevelopment Agency Housing Funds to acquire sites which can be used for future affordable housing development. (A.1, A.2, A.3) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (July 2002; ongoing)
- A.11 **Provide Financial Assistance.** Where appropriate and available, provide financial assistance utilizing City And Redevelopment Agency housing funds to developers of affordable and special needs housing or to very low-, low- and moderate-income households to rent or purchase market rate housing generally as shown in Table II-1 of the Policy Plan (Implementation Program B.8). (A.2, A.7, A.8) [City Manager, Finance and Planning Director reviews need during budget process and meet with developers as needed] (June each year; ongoing)
- A.12 **Maintain Adequate City Staff.** Maintain City staffing or contracted services at levels adequate to ensure the continued prompt consideration of residential development applications. (A.3) [City Manager, Finance and Planning Director reviews need during budget process and meet with developers as needed] (June each year; ongoing)
- A.13 **Amend the General Plan.** Amend the General Plan as necessary to ensure consistency among its elements. (A.1, A.3) [Planning Director prepares revision to General Plan] (Start Fall 2002 and complete by Dec. 2002)
- A.14 **Administration of Affordable Housing Programs.** Establish agreements or contracts as needed with the Sonoma County Housing Authority or another suitable organization or consulting firm to administer affordable housing programs within the City. (A.2) [City Manager, Finance and Planning Director review need and meet with developers as needed] (ongoing)
- A.15 **Provide Outreach to Potential Developers.** Assist interested residential developers by

maintaining an inventory of sites in the City that are readily and already served by required infrastructure, including sites that may be acquired by the City, and publicize availability of City subsidies, homebuyers assistance program, fee waivers, exemption of affordable units from the Growth Management Program, density bonuses, etc. to encourage construction of affordable housing. This shall be implemented by preparation of flyers, brochures, City website notices and advertising and holding an annual workshop for potential developers and residents on the various housing resources and programs that are available in the City. (A.2, A.6) [Planning Director prepares land availability analysis as a part of the annual housing status report; hold annual workshop] (annual report in July; workshop every Jan.)

- A.16 **Assist Developer Funding Applications.** Support federal and state funding applications submitted by for- and non-profit housing developers. (A.6, A.7) [City Manager, Finance and Planning Director reviews need and meet with developers as needed] (ongoing)
- A.17 **Review Progress Annually.** Review progress towards the City's Quantified Housing Objectives annually. (A.1) [Planning Director prepares annual housing status report] (annual report in July)
- A.18 **Increase Residential Height Limit.** Amend the Zoning Ordinance to increase the maximum residential building height limit from 35 feet to 40 feet in any zone where multifamily housing is allowed. (A-3) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)

B. Housing Diversity

GOAL B: To diversify and expand a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of single- and multifamily housing and other housing types in Healdsburg.

Policies:

- B.1 Ensure that the specific plans prepared for lands in the Urban Service Area identify a variety of land use designations to allow the development of a full range of housing types.
- B.2 Maintain an Inclusionary Housing Program which establishes minimum affordability requirements and in-lieu fees to promote the inclusion of affordable housing (i.e., affordable to very low-, low-, and moderate-income households) in a dispersed manner throughout the community.

- B.3 Encourage the retention and development of rental units in order to maintain and expand the housing supply available to households with resources insufficient to purchase housing.
- B.4 Use federal, state, local and private funding assistance to the extent that these opportunities exist and are appropriate to Healdsburg's needs to encourage the development of special needs and affordable housing.
- B.5 Facilitate and encourage the construction of secondary units.
- B.6 Disperse lower income housing throughout the City, to avoid concentrations of lower income households and to encourage social and economic integration.

Implementation Programs:

- B.1 **Modify Inclusionary Zoning Ordinance.** Modify the Inclusionary Zoning Ordinance to change the inclusionary requirement city-wide to require 10 percent of the dwelling units to be for very low and low income households and 5 percent moderate households for new subdivisions with 10 or more lots. (B.2) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)
- B.2 **Reduce Requirements for Secondary Units.** Amend the Zoning Ordinance as follows: a) to eliminate the use permit requirement for secondary units and require only minor design review with Planning Director approval, b) increase the maximum size allowable from 640 to, at most, 850 square feet, and 3) allow tandem parking for the required secondary unit parking space if outside the required front yard setback. (B.5) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)
- B.3 **Pursue Funding Sources.** Pursue, in coordination with for- and non-profit housing developers, county, state and federal programs and funding sources that provide housing opportunities for very-low to moderate-income households. (B.4) [Planning and Finance Directors coordinate and support developer applications for project funding; ongoing]
- B.4 **Pursue CDBG Funds.** Continue to seek available Community Development Block Grant (CDBG) funds to assist affordable housing production. (B.4) [Assistant City Manager attends meetings and solicits applications] (Spring annually)
- B.5 **Participate in Mortgage Credit Certificate Program.** Continue to participate in the Mortgage Credit Certificate (MCC) Program to provide assistance to first-time lower and moderate-income homebuyers. This program will be promoted by use of flyers and brochures available at the Planning Department and as a part of the community-wide annual workshop under Implementation Program A.15. (B.4) [Planning Director attends

county committee that administers program on a quarterly basis and recommends eligible projects] (ongoing participation as funding and eligible households allow and promoted during annual housing workshop)

- B.6 **Assist in Providing Section 8 Rental Housing Subsidies.** Continue working with the Sonoma County Housing Authority to make Section 8 rental housing subsidies available to qualified Healdsburg residents whenever available. (B.4) [City supports program but does not administer it] (ongoing)
- B.7 **Continue To Provide Low Income Electric Rates.** Continue to provide a low-income assistance rate category for residential electric rates customers, including automatically extending these rates to tenants at affordable housing projects. [Electric and Finance Director review budget and qualifications as needed] (June annually; ongoing)
- B.8 **Establish First Time Homebuyer Financial Assistance Program.** As funding allows, establish a First Time Homebuyer Financial Assistance Program funded by City and Redevelopment Agency and other housing funds to broaden the demand for housing by providing low- to moderate-income households, to include essential community services employees, with down payment and silent second mortgage assistance. The City will prepare flyers, web site advertisement, targeted mailings and utility billing to promote the program. (D.1, D.5, D.5) [Planning and Finance Director establish program and advertise] (Initiate August 2002 and continue as funding allows)
- B.9 **Support Very Low & Low Income Housing.** Provide land at various locations, with lease subsidy, financial assistance and support to seek state and federal funds for non- and for- profit developers to develop at least 55-60 dwelling units for very-low and low-income households in the numbers and timeframes as shown in Table II-1 of the Policy Plan. This can be met as a part of a mixed development for low, moderate or market rate housing to help subsidize the project. (B.4) [Planning Director, Finance Director, City Attorney and City Manager establish lands acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year; production each fiscal year, generally in accordance with Table II-1 and completion by June 2006)

Table II-1 Selected Very Low, Low and Moderate Sites: Vacant / Potential Development (2001-2006) and Proposed Subsidy by Development Area

AREA D:

Map Code No.	APN	Address/ Location	Zoning	Acreage	Under Proposed Zoning (RM & ORM mid-point density @ 15 du/ac)			Potential Subsidy	Completion Date
					Very Low	Low	Moderate		
Area D, Site 1	3-03-7	1561 Healdsburg Ave.	ORM	0.91 ac	2	2	9	Land Acquisition: \$1.5 million	FY 02/03
Area D, Site 2	89-07-21	100 Chiquita Rd.	ML/AH-1 (RM- pro-posed)	2.78 ac	6	7	28	Direct \$ Assistance:	
Area D, Site 3	3-03-6	1531, 1525, 1505 Healdsburg Ave.	CS (RM – pro-posed)	5.87 ac (4.7 ac for pro-posed RM portion of site)	11	11	48	\$150,000 \$150,000	FY 02/03 FY 03/04
Subtotal				8.39 ac.	19	20	85	\$1,800,000	

AREA E:

Map Code No.	APN	Address/ Location	Zoning	Acreage	Under Proposed Zoning (RM & ORM mid-point density @ 15 du/ac)			Potential Subsidy	Completion Date
					Very Low	Low	Moderate		
Area E, Site 2	2-48-12	1 Ferrero Dr. (Piedmonte Terrace)	PD / RM	3.18	7	7	33	Land Acquisition: \$1 million	FY 04/05
Area E, Site 3	2-85-42	2 Ferrero Dr. (Piedmonte Terrace)	PD / RM	1.52	3	4	15	Direct \$ Assistance: \$150,000 \$150,000	FY 04/05 FY 05/06
Subtotal				4.7 ac.	10	11	48	\$1,300,000	

AREA F:

Map Code No.	APN	Address/ Location	Zoning	Acreage	Under Proposed Zoning (RM & ORM mid-point density @ 15 du/ac)			Potential Subsidy	Completion Date
					Very Low	Low	Moderate		
Area F, Site 1	2-101-3, 2-33-13, 2-43-01	75 W. Grant St (Creekside Village)	ORM	4.9	12	11	50	Land Acquisition: \$1.5 million	FY 03/04
Area F, Site 2	2-04-1, 2, 7	715,721, 727 Healdsburg Ave.	ORM	0.91	2	2	9	Direct \$ Assistance	
Area F, Site 3	2-093-7	627 Healdsburg Ave. (behind Fire Station)	ORM	0.53	0	1	6	\$150,000	FY 04/05
Area F, Site 4	2-111-26	126 Grant St.	ORM	0.27	0	1	3	\$150,000	FY 05/06
Area F, Site 11	2-281-20	90 Front St.	RM	0.75	2	1	8		
Subtotal				7.36 ac.	16	16	76	\$1,800,000	

AREA G:

Map Code No.	APN	Address/ Location	Zoning	Acreage	Under Proposed Zoning (RM & ORM mid-point density @ 15 du/ac)			Potential Subsidy	Completion Date
					Very Low	Low	Moderate		
Area G, Site 1	003-040-004	20 W. Grant (MacElhenney)	ORM/AH -1	3.82	9	9	39	Land Acquisition: \$1 million	FY 02/03
Area G, Site 3	89-12-67	No address	Mixed Use/Medium Density Residential	3.4	1	1	0	Direct \$ Assistance: \$150,000	FY 02/03
Area G, Site 4	89-13-55	148 W. Grant St. (Norton)	Professional Offices - High Density Residential (ORM)	3.09	7	7	32	\$150,000	FY 03/04
Subtotal				10.31 ac.	17	17	71	\$1,300,000	

AREA I:

Map Code No.	APN	Address/ Location	Zoning	Acreage	Under Proposed Zoning (RM & ORM mid-point density @ 15 du/ac)			Potential Subsidy	Completion Date
					Very Low	Low	Moderate		
Area I, Site 1	2-30-2,2-31-5 (White minor sub)	16 Ward St. & 15 Palm	RM (four lots)	0.59	1	1	6	Land Acquisition: 0 Direct \$ Assistance: 0	
Subtotal				0.59 ac.	1	1	6	0	

Grand Total				31.35 ac.	63	64	286	\$6,200,000	FY 05/06
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Assumptions:

1. Refer to the Area Development Maps shown in Appendix B of the Background Report for precise site locations.
2. Table II-1 presents only those properties already zoned (or to be zoned under a specific program) as RM or ORM which only allows multifamily type housing.
3. To determine the number of affordable units on each property as shown in Table II-1 a development intensity of 15 units/acre was applied with approximately 25% of the total housing production designated as very low and low income. With above subsidies, the percentage of lower income housing on any given property is likely to be higher, but a conservative estimate is given for the purposes of this element. It is estimated that the above subsidies will produce at least 55-60 new very low- and low-income housing units (out of the 127 units identified in the table), along with moderate housing.
4. The proposed subsidies, either in the form of land acquisition or direct financial assistance, will be for very low-, low- and moderate-income housing projects to help leverage state and federal or other funding sources. These funds will be available for either for- or non-profit developers. The proposed subsidies are to be generally available to properties in the designated area and for the designated time period. However, if an affordable project in one area needs more immediate assistance or greater subsidy, the allocations may be shifted as deemed necessary by the City Council to facilitate immediate affordable housing production.

C. Equal Housing Opportunities

GOAL C: To promote housing opportunities for special needs groups and for all people regardless of race, age, religion, sex, sexual orientation, marital status, ancestry, national origin or color.

Policies:

- C.1 Encourage the construction of rental units with four or more bedrooms to accommodate larger households and reduce overcrowding.

- C.2 Continue targeting and assisting elderly and disabled households in the City's housing programs.
- C.3 Support the efforts of local agencies in providing permanent agricultural worker housing.
- C.4 Assist local year round agricultural worker families in finding suitable, affordable housing
- C.5 Encourage the County and local agricultural producers to participate in a program to assist in the provision of seasonal farm worker housing.
- C.6 Support the efforts of local agencies in preventing homelessness, and to provide housing for the homeless and facilitate the provision of such housing within the City.
- C.7 Ensure that sites are available in Healdsburg for the use of emergency and transitional shelters.
- C.8 Encourage the provision of dwelling units for disabled-accessible and mentally ill individuals.
- C.9 Encourage the provision of housing units for the mentally disabled.
- C.10 Assist single parent households in finding suitable, affordable housing.
- C.11 Promote the fair housing activities of the Federal Department of Housing and Urban Development and the State Fair Employment and Housing Commission.
- C.12 Promote and facilitate non-discrimination and equal housing opportunity in all Healdsburg housing.

Implementation Programs:

- C.1 **Agricultural Worker Housing.** Address the need for this type of housing through allowance for permanent housing, including affordable housing and Single Room Occupancy units. Work with housing developers to expand the supply of affordable housing for resident agricultural workers by at least 40 units. Where available, cooperate with housing developers to secure additional funding for agricultural worker housing projects from sources administered by the State Department of Housing and Community Development, including the Farmworker Housing Grant Program, the State Office of Migrant Services, and the federally-funded USDA-Rural Development Housing Services Program. (C.3, C.4, C.5) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by Dec.

2004-06)

- C.2 **Emergency Shelter Sites.** Increase the land available for the use of an emergency shelter by increasing the types of zoning districts where permitted to include DRD, CD, CS, CH, and P rather than just RM and ORM. (C.7) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)
- C.3 **Emergency Shelter Funding.** Using Redevelopment Agency housing set-aside funds, assist in creating a local 15-20 bed emergency shelter. Seek other funding sources for ongoing operation and maintenance. (C.6, C.7) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by Dec. 2004)
- C.4 **Transitional Shelters.** Seed additional CDBG funds, and cooperate with St. Paul's Church, a local non-profit entity, to rehabilitate an existing City-owned four-plex residential building on East Street for use as a transitional shelter. (C.6, C.7) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by Dec. 2004)
- C.5 **Accessible Units for the Physically Handicapped.** Continue to enforce Building Code provisions which require at least two percent, but not less than one, of the total units constructed for new multifamily residential projects comprising 20 or more units to be adaptable to or built for handicapped persons consistent with Federal and State laws. (C.8) [Building Official oversee inspections and plan checks] (on-going)
- C.6 **Maintain Incentives for Units for Large Families.** Maintain incentives for the construction of affordable for sale and/or rental housing units with four or more bedrooms for large families with very low- to moderate-incomes in the Density Bonus provisions of the Zoning Ordinance. In return for density bonuses for affordable housing projects, require at least 5 percent of units to be reserved for large families. (C.1) [Planning Director prepares revision to Zoning Ordinance and General Plan] (Start Fall 2002 and complete by Dec. 2002)
- C.7 **Address Senior Housing Needs.** Provide information to the public on resources available to seniors, including home sharing programs, subsidized senior housing facilities, list of contractors that rehabilitate housing units to increase accessibility, and the availability of rehabilitation grants available to pay for accessibility rehabilitation. Encourage the developments of at least 50 units of subsidized senior housing in a larger affordable housing development or in a stand- alone project or in elderly care facilities. Support developers' 202 applications for senior housing. (C.2) [Hold annual workshop in January to distribute information to seniors and distribute information for seniors at Community Development Center through flyers and brochures and on web site;

[Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by Dec. 2005)

- C.8 **Address Mentally Ill and Developmentally Disabled Housing Needs.** Work with a housing developer/service provider to build at least ten to fifteen housing units that serve the developmentally disabled and mentally ill persons. This housing would be located either in a larger care facility project, or could be developed as a separate project. Support developers' funding applications for the Section 811 Program as well as applications to provide services that can be funded by the State of California under the SHIA Program or other funding sources, as appropriate. (C.9) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by 2003-2005)
- C.9 **Address Disabled Housing Needs.** Work with a housing developer to build at least ten to fifteen housing units of new, affordable accessible housing units, to be located either in a larger project, care facility or as a separate project. Support developers' funding applications for the Section 811 Program. (C.8) [Planning Director, Finance Director, City Attorney and City Manager establish land acquisition team] (Monitor progress during annual housing element review prepared by Planning Director July every year and completion by 2003-2005)
- C.10 **Facilitate Equal Housing Opportunity.** Provide information regarding equal housing opportunity laws at the Community Development Center, local service centers, public transit shelters, and annual community workshops. (C-11) [Planning Director conducts annual workshop and distributes information] (Dec. 2002; annual workshop in Jan.; ongoing)
- C.11 **Provide Non-discrimination Clauses.** Continue to provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with either City or with Development Disposition Agreements and Owner Participant Agreements when Redevelopment Agency participation occurs. (C.11) [Planning Director, Finance Director, City Attorney reviews documents for compliance prior to approval] (ongoing)
- C.12 **Provide Referrals to Housing Anti-Discrimination Services.** Continue referring housing discrimination complaints to Sonoma County Rental Information and Referral Services. This program can provide assistance in response to housing discrimination complaints as well as mediation for tenant/landlord disputes. (C-8) [Building Official receives complaints, displays brochures at Community Development Center] (ongoing)
- C.13 **Facilitate Disabled, Congregate Care and Similar Facilities.** Evaluate the zoning code to determine if development standards or other measures are needed to provide flexibility in, encourage, and facilitate the development of housing for persons with

disabilities, and to comply with the Americans with Disabilities Act (ADA). (C.8)
[Planning Director and Building Official reviews Zoning Ordinance for compliance;
propose revisions to ordinance if necessary] (Start Fall 2002 and complete by Dec. 2002)

D. Housing Conservation

GOAL D: Encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

Policies:

- D.1 Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- D.2 Support the revitalization of older neighborhoods by maintaining infrastructure in good condition.
- D.3 Promote the reduction of fire hazards and the correction of unsafe living conditions.
- D.4 Use federal and state funding assistance for residential rehabilitation to the fullest extent.
- D.5 Encourage the rehabilitation of substandard units rather than their replacement.
- D.6 Encourage the maintenance of existing mobile home parks and the use of manufactured housing to provide affordable housing.
- D.7 Encourage the rehabilitation and maintenance of existing group homes for very low- and low-income people living with disabilities.

Implementation Programs:

- D.1 **Continue CDBG Housing Rehabilitation Program and General Program Participation.** Continue to support County distributing remaining funds in the CDBG Housing Rehabilitation Program and annually apply for CDBG funds. This shall be implemented by preparation of flyers, brochures, City website notices and advertising and holding annual workshop for potential developers and residents on the various housing resources and program that available in the City. (D.1, D.4, D.5) [Assistant City Manager attends meetings and solicits applications] (Spring annually)
- D.2 **Establish First Time Homebuyer Financial Assistance Program.** Establish First Time Homebuyer Financial Assistance Program funded by City and Redevelopment Agency and other housing funds to preserve existing housing by providing low- to

moderate-income households, including essential community service employees, with down payment and silent second mortgage assistance as funding allows. (D.1, D.5, D.5) [Planning Director and City Attorney establish program and advertise availability of program] (July 2002)

- D.3 **Continue Neighborhood Improvement Program.** Continue the Neighborhood Improvement Program to assist lower income, senior and disabled households by providing house and landscape maintenance work and other neighborhood preservation measures. (D.2, D.3) [Planning Director and Community Services Senior Center seek funding annually with budget; prepare evaluation of program effectiveness; advertises availability of funds] (Program evaluation August 2002; annual program Spring and Summer)
- D.4 **Continue Street, Sidewalk and Other Infrastructure Improvements.** Continue street, sidewalk and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods or to connect them with existing city sidewalks where needed. (D.2, D.4) [Public Works Director and Finance Director present priority list recommendation to City Council during annual budget process] (June annually; ongoing)
- D.5 **Identify Rehabilitation Needs.** Identify units in need of interior rehabilitation during other improvement activities. (D-3) [Building Official and inspectors review plan submittals and inspect buildings for compliance with Housing Code and require compliance] (ongoing)
- D.6 **Maintain Existing Mobile Home Parks.** Prepare a mobile home park conversion ordinance to reduce the chance of existing parks being eliminated unless replaced with lower-income housing to include existing residents. (D.6) [Planning Director and City Attorney prepares revision to Subdivision and Zoning Ordinance] (Commence June 2003 and complete Dec. 2003)
- D.7 **Identify Rehabilitation Needs for Special Needs Housing.** Inventory and identify group homes, seniors and special needs housing in need of rehabilitation. (D.7) [Building Official and Planning Director obtain listing of facilities and seek cooperative inspection of property owners, prepare report and recommendations] (Monitor progress during annual housing element review every year and completion by 2003-2005)

E. Housing/Jobs Balance

GOAL E: To maintain a healthy jobs/housing balance.

Policies:

- E.1 Facilitate the provision of jobs in Healdsburg for people who live in Healdsburg.
- E.2 Facilitate the provision of housing opportunities in Healdsburg for people who live or work in Healdsburg, particularly when market rate housing does not provide for the housing needs of lower and moderate-income households.

Implementation Programs:

- E.1 **Housing Priority.** Give priority in City or Redevelopment Agency assisted housing programs in the following order to:
 - a. Those living or working in the City of Healdsburg;
 - b. Those living or working in Sonoma County;(E-1; E-2) [Planning Director / City Attorney reviews programs for compliance] (ongoing)
- E.2 **Allow Workforce Housing in Industrial Zones.** Amend the General Plan and Zoning Ordinance to allow multifamily housing (live/work, workforce housing and single room occupancies) as part of a new mixed use development on industrially zoned properties if building(s) are designed for this purpose with approval of a major use permit. (A.1, E.2) [Planning Director prepares revision to Zoning Ordinance] (Start Fall 2002 and complete by Dec. 2002)

F. Energy Conservation

GOAL F: Encourage energy conservation in new and existing housing.

Policies:

- F.1 Promote energy efficiency and conservation measures in existing housing including but not limited to insulation, weatherization, use of energy-efficient appliances, and water conservation.
- F.2 Encourage energy-efficiency performance in new housing that exceeds minimum state energy efficiency standards.
- F.3 Encourage infill development to maximize the use of existing infrastructure.

- F.4 Promote energy efficient, residential site development practices.
- F.5 Reduce residential cooling needs associated with the urban heat island effect.
- F.6 Encourage the provision of pedestrian, bicycle and transit features in new development.
- F.7 Ensure that sites designated for higher-density housing are located near transit stops, commercial services, and schools when feasible.

Implementation Programs:

- F.1 **Promote Energy Efficient Site Design.** Include an evaluation of consistency with Section 66473.1 of the Subdivision Map Act in staff reports for residential development. (F.4) [Planning Director reviews staff reports for compliance] (ongoing)
- F.2 **Require Street Trees in New Housing Development.** Determine tree requirements on a case-by-case basis whenever tentative maps or design review applications are considered and approved. Maintain an official list of street tree species suitable for such use. (F.4, F.5) [City Arborist maintains street tree list; Planning Director reviews staff reports for compliance] (ongoing)
- F.3 **Promote Energy Conservation Programs.** Provide information about available energy conservation programs to interested property owners and developers. Promote and help income-eligible households to access federal, state and utility income qualifying assistance programs. (F.1) [Electric and Finance Dept. prepare brochures, website information] (ongoing)
- F.4 **Reduce Street Widths.** Reduce City street standards to allow narrower streets in future street development to reduce the impact of local neighborhood temperature increases from heat-absorbing pavement on home cooling energy needs. Residential streets using the minimum pavement width and curb radii feasible without compromising safety reduce heat island effects on home cooling energy needs. (F.5) [Planning Director and Public Works Director prepares amendment to General Plan] (June 2003)
- F.5 **Promote Bicycle, Pedestrian and Transit Features.** Review the City's development standards to determine if additional requirements or incentives should be provided to promote the inclusion of bicycle, pedestrian and transit features in new development projects. (F.4, F.6, F.7) [Planning Director prepares revision to Zoning Ordinance] (Dec. 2002)

III. QUANTIFIED OBJECTIVES

Table III.1 presents the City's housing needs, its progress towards meeting those needs to date, and its objectives for production. Although the City will be considering first-time homebuyer assistance program in 2002 to include existing housing stock, it does not currently operate one. Therefore, at this time, Healdsburg has not set rehabilitation objectives. Furthermore, since there are no affordable housing units at risk of conversation, objectives for conservation are not applicable.

Table III.1
Quantified Objectives
January 1, 1999 to June 30, 2006

	Housing Needs (ABAG) 1999-2006	Progress to Date Jan. 99-June 2001	Balance of Need	Planned Housing as of December, 2001	Remaining Need
Income Category					
Very Low	112	72	40	0	40
Low	78	87	(9 surplus)	6	(15 surplus)
Moderate	171	6	165	18	147
Subtotal Affordable Units	361	165	205	24	187*
Above Moderate	212	186	26	74	(48 surplus)
Total	573	351	231*	98	187*

Sources: City of Healdsburg Growth Management Program Residential Allocations as of September 19, 2001, and Earthcraft Planning Services.

*Note: These numbers do not account for surplus low-income housing units produced to date or planned as of December, 2001.

The number of housing units in the column under "Planned Housing as of December, 2001" is based on Table III.2:

Table III.2**Planned or Approved Housing Units Provided Allocations or Exemptions under the Growth Management Program (2001-2002) by Project and Income Category**

Planned/Approved Housing Project	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units
Parcel B/Area A	2	16	0
Fanny Hill Estates	1	0	5
Greco Subdivision/Area A	1	0	8
Holt Mixed Use	0	0	8
Ridgeline Subdivision/Area A	0	0	12
Single Family (Type A Residential Allocations or Exempt Projects)	0	0	37
Duplexes (Type A and B Residential Allocations)	0	2	2
Acorn Ridge Subdivision	0	0	1
Barich Subdivision/Area A	0	0	1
Secondary units (323 and 332 Second St.)	0	2	0
<i>Totals</i>	6	18	74

As shown in Table III.1, after accounting for new units constructed from January 1999 through Summer 2001 and planned units to be constructed through 2002 (see Table III.2), Healdsburg has a remaining need for 187 affordable housing units, including 40 very-low income units, and 147 moderate-income units.

The City has identified multifamily zoned sites that exceed the balance of need identified in Table II.1. Since affordable housing units are exempted under the Growth Management Ordinance, Healdsburg is confident that it will be able to meet the remaining housing needs through new construction.

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